THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***235,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 09/18/03 13:11 2pgs
Fees:13.00 Taxes:869.50
20030918-0138308

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Subscribed and sworn to before me this 29th day of August, 2003.

Notary Public

My Commission Expires: 10.17.05

ADDRESS OF NEW OWNER

Robert G. Bartram, III
4401 Elkins Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

Robert Bartram
4401 Elkins Avenue
Nashville, TN 37209

MAP & PARCEL NOS.

MAP 91-16
PARCEL 69.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS ($***235,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, ANN K. TUCKER, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto ROBERT G. BARTRAM, III, unmarried and, MARIA H. BARTRAM, unmarried, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 302 of Block 14 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 302 fronts 50.0 feet on the southerly side of Elkins Avenue, formerly 2nd Avenue, and runs back between parallel lines with the westerly side of margin of 44th Avenue, North, formerly 3rd Street, 180.0 feet to an alley.

BEING the same property conveyed to Ann K. Tucker, unmarried, by deed from William R. Northup, unmarried, of record in Book 10982, page 616, Register's Office for Davidson County, Tennessee.

This is improved property known as 4401 Elkins Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of August, 2003.

ANN K. TUCKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann K. Tucker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of August, 2003.

Notary Public

My Commission Expires: 10.12.05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee